THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

Property will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis

	0	Name and Address of	M/S Advent Enterprises Pvt Ltd
2		the Borrower	Reg. Office - 603 Makers Chambers V 6th Floor Nariman Point Mumbai Maharashtra India 400021
	0 2	Name and address of Branch, the secured creditor	, , , , , , , , , , , , , , , , , , , ,
	0 3	Description of the immovable secured assets to be sold	Amalgamated Flat No 301 & 302 admeasuring 987.50 Sq feet (built up area) each (Total – 1975 Sq Ft) on 3 rd floor of the building known as Chandrasagar, Worli Tekadi, Sahakari Griha Nirman Santha Ltd situated at Worli Tekadi Reservoir Road, Worli Mumbai 400 018
			In the name of Smt. Rita Agarwal , Shri Deepesh Agarwal and Shri Shailesh Agarwal (Promoter & Personal Guarantors to M/s Advent Enterprises Pvt Ltd) Bank website www.sbi.co.in E-auction website



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		Property Location: Video / Photos of USP
		Property
0 4	Details of the encumbrance s know to the secured creditor	Not Known
5	The secured debt for recovery of which the property is to be sold	Rs. 12,10,94,103.67/- as on 30.03.2018 (as per notice u/s 13 (2) of SARFAESI Act 2002 dated 25.04.2018) + interest w.e.f. 30.03.2018 at contracted rate till date thereon + expenses & costs
0	Deposit of earnest money	EMD: Rs. 63,80,000.00 Being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.
0 7	Reserve price of the immovable secured assets:	Rs. 6,38,00,000.00 Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.
	Account/ Wallet in which EMD to be remitted	on or before 06.02.2024 up to 11:00 A.M through MSTC.



	Last Date	<u></u>
	and Time	
	within which	
	EMD to be	
-	remitted	
	l	
0	Time and	The successful bidder shall deposit 25% of sale price, after
8	manner of	adjusting the EMD already paid, immediately, i.e. on the same day
	payment	or not later than next working day, as the case may be, after the
-		acceptance of the offer by the Authorised Officer, failing which the
		earnest money deposited by the bidder shall be forfeited. The
		Balance 75% of the sale price is payable on or before the 15th day
1		of confirmation of sale of the secured asset or such extended
		period as may be agreed upon in writing between the Secured
		Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
0	Time and	The e-Auction will be conducted on 06.02.2024 during 11.00 a.m.
9	place of	to 04.00 p.m. with unlimited extensions of 10 minutes each
	public e-	to a mad pinni with animinou extensions of to minutes each
	Auction or	
	time after	
	which sale by	
	any other	
	mode shall	
 	be completed	
1 0	The e- Auction will	M/s. MSTC Ltd at the web portal
١ ٠	Auction will be conducted	https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp.
	through the	
i i	Bank's	
	approved	
	service	
	provider	
1	(i)Bid	(i) Rs.1,00,000/-
1	increment	
	amount:	(ii) Unlimited
	(ii) Auto	(iii) Indian Rupees (INR)
	extension:	
	(iii) Bid	
	currency & unit of	
	measurement	
	measurement	
1	Date and	Date: 30.01.2024
2	Time during	
	which	Time: 11:30 a.m. to 4:30 p.m.



	inspection of	
	the	
	immovable	
	secured	Contact No 9886262985/ 9860676272
	assets to be	
	sold and	Contact No. – 7259804950
	intending	
	bidders	
	should satisfy	
	themselves	
	about the	
1	assets and	
	their	
	specification.	
	Contact	
		i I
	person with mobile	
	number	
1	Other	(a). The Bidders should get them selves registered on
3	conditions	https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. by
		providing requisite KYC documents and registration fee as per the
İ.,		practice followed by M/s. MSTC Ltd well before the auction date.
		The registration process takes minimum of two working days.
		(Registration process is detailed on the above website).
		(b). The Intending bidder should transfer his EMD amount by
		means of challan generated on his bidder account maintained with
	II.	MSTC Ltd at
	1	https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. by
		means of NEFT/ RTGS transfer from his bank account.
		(c) The Intending bidder should take care that the EMD is
		transferred at least one day before the date of auction and confirm
		that his wallet maintained with M/s. MSTC Ltd is reflecting the EMD
		amount without which the system will not allow the bidder to
		participate in the e-auction.
		(d) The EMD of the successful bidder will be automatically
		transferred to the bank once the sale is confirmed by the respective
		Authorised Officer of the bank and the remaining amount i.e. 25 %
		of sale price to be paid immediately i.e. on the same day or not
		later than next working day, as the case may be.
		(e) During e-Auction, if no bid is received within the specified time,
		State Bank of India at its discretion may decide to revise opening
		price / scrap the e-Auction process / proceed with conventional
		The state of the s

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mode of tendering.

- (f) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
- (g) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.
- (h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (j) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (I) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- (m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- (n) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- (o) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
- (p) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges,



Registration expenses, fees, TDS, etc. for transfer of the property in his/her name.

- (q) The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- (r) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.
- (s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained.

Date: 19.01.2024 Place: Mumbai ALEHORISED OFFICER STATE BANK OF INDIA

